008.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,062,400 / 1,062,400
					USE VALUE:	1,062,400 / 1,062,400
					ASSESSED:	1,062,400 / 1,062,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENSON-CONANT DEBORAH
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 1039
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIMONDS HAROLD P JR -
Owner 2:	-
Street 1:	38 TREMONT STREET
Twn/City:	STONEHAM
St/Prov:	MA Cntry:
Postal:	02180

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2674 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6934.000	434,400		628,000	1,062,400
Total Card	0.159	434,400		628,000	1,062,400
Total Parcel	0.159	434,400		628,000	1,062,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.38 /Parcel: 397.38

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7067

GIS Ref

GIS Ref

Insp Date 11/04/17

!761!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	434,400	0	6,934.	628,000	1,062,400		Year end	12/23/2021
2021	104	FV	414,100	0	6,934.	628,000	1,042,100		Year End Roll	12/10/2020
2020	104	FV	414,300	0	6,934.	628,000	1,042,300	1,042,300	Year End Roll	12/18/2019
2019	104	FV	321,200	0	6,934.	667,300	988,500	988,500	Year End Roll	1/3/2019
2018	104	FV	321,200	0	6,934.	486,700	807,900	807,900	Year End Roll	12/20/2017
2017	104	FV	300,700	0	6,934.	423,900	724,600	724,600	Year End Roll	1/3/2017
2016	104	FV	300,700	0	6,934.	361,100	661,800	661,800	Year End	1/4/2016
2015	104	FV	267,000	0	6,934.	353,300	620,300	620,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:58:19

LAST REV

Date	Time
10/24/18	15:46:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 761

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMONDS HAROLD	34093-246		11/19/2001	Family	485,000	No	No		
	9241-256		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	7067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2013	518	Solar Pa	17,321	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
7/8/2013	Info Fm Prmt	EMK	Ellen K
2/11/2009	Meas/Inspect	189	PATRIOT
2/3/2002	MLS	HC	Helen Chinal
9/24/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6934		Sq. Ft.	Site		0	80.	1.13	1			View	25					628,019						628,000	

Total AC/HA:	0.15918	Total SF/SM:	6934	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	628,019	Spl Credit		Total:	628,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09006703
Const Adj.:	0.98010004
Adj $ / SQ:	192.307
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674467
Depreciation:	240110
Depreciated Total:	434357

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

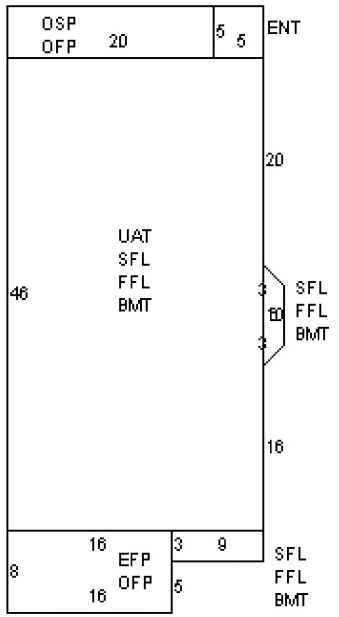
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	4	2
Totals			
2	13	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	192.31
Special Features:	0	Val/Su Net:	99.91
Final Total:	434400	Val/Su SzAd	182.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,193	57.690	68,827
FFL	First Floor	1,193	192.310	229,423
SFL	Second Floor	1,193	192.310	229,423
UAT	Upper Attic	288	134.620	38,702
OFP	Open Porch	228	23.260	5,304
EFP	Enclos Porch	128	47.530	6,084
OSP	Screen Porch	100	35.580	3,558
ENT	ENTRY	25	25.870	647
	Net Sketched Area:	4,348	Total:	581,968

Size Ad	2386	Gross Area	5210	FinArea	2674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

008.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc